



## City of Milpitas

City of Milpitas  
Planning Division  
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## PLANNING AND NEIGHBORHOOD SERVICES DEPARTMENT

## M1 ZONING DISTRICT (LIGHT INDUSTRIAL)

**PHONE: 408-586-3279**  
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City of Milpitas

## WHAT IS A M1 ZONE?

The Light Industrial zone is reserved for the construction, use and occupancy of buildings and facilities for office, research, limited and light manufacturing, and other uses compatible with the M1 zone district.

## HOW CAN I FIND OUT THE ZONING REQUIREMENTS FOR MY PROPERTY?

You may contact the City of Milpitas Planning Department.

Please supply the following information:

- Street Address
- Assessor's Parcel Number (APN number (if available))

## WHAT ARE THE PERMITTED USES IN THE M1 ZONE?

The following uses are permitted in a M1 Zone:

- Administrative, professional or research offices and uses when found necessary to serve and appropriate to the industrial area.
- Distribution plants.
- Medical and dental offices, clinics and laboratories when found necessary to serve and appropriate to the industrial area.
- Plants and facilities for the research and development, assembly, packaging, processing, repairing or treatment of equipment, materials, merchandise or products.
- Plumbing, sheet metal or woodworking shops.
- Veterinary clinic, hospital or kennel.
- Wholesale business, storage building and warehouse.

## EXAMPLES OF IMPROPER M1 USES:

- Retailing (except articles manufactured on the premise to the customer's order and sold to the ultimate consumer)

\*Additional uses may be allowed if a Conditional Use Permit (CUP) is approved. Please contact the Milpitas Planning Department for further information.

## IS THERE A MINIMUM LOT SIZE REQUIREMENT?

No, there is no minimum lot area requirement in the M1 zone.

## WHAT ARE THE MINIMUM SETBACK REQUIREMENTS?

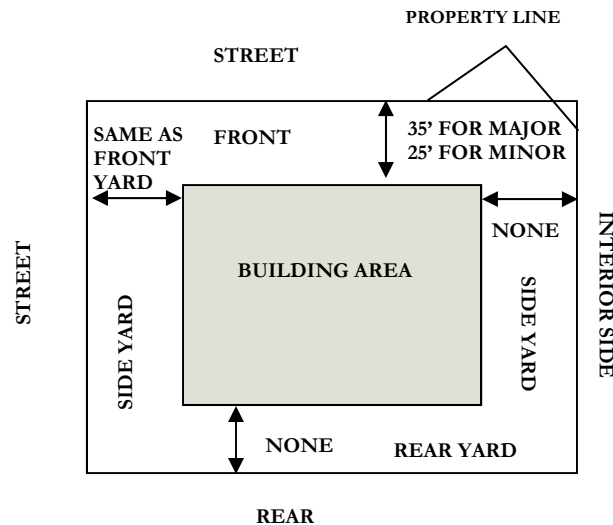
Front ..... 35' (measured from face of curb for lots having frontage on a major street)

Front ..... 25' (for lots having frontage on a non-major street)

Side ..... None (except street side of corner lots which shall be the same as front yard)

Rear ..... None

## EXAMPLE ILLUSTRATION OF SETBACKS FOR A M1 ZONED LOT:



## WHAT IS THE MAXIMUM HEIGHT REQUIREMENT FOR BUILDING IN THE M1 ZONE?

The maximum height of a principle building shall not exceed three (3) stories or thirty-five (35) feet in height. The Commission must make a finding that any such excess height will not be detrimental to the light, air or privacy of any other structure or use currently existing or anticipated.

## WHAT IS THE MAXIMUM LOT COVERAGE ALLOWED?

You may cover up to 40% of your lot, including any type of accessory building.

## OTHER REQUIREMENTS?

For answers to other questions on topics such as parking, driveway, public improvements, or architectural requirements, you may contact the Planning Department.